

# GIS REGISTRY INFORMATION

SITE NAME: Speedway SuperAmerica LLC #4033  
 BRRTS #: 03-09-000294 FID # (if appropriate):  
 COMMERCE # (if appropriate):  
 CLOSURE DATE: 08/21/1996  
 STREET ADDRESS: 501 North Bridge Street  
 CITY: Chipewa Falls

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= Y=

CONTAMINATED MEDIA:

Groundwater

☒

Soil

☐

Both

☐

OFF-SOURCE GW CONTAMINATION >ES:

☐ Yes

☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):

☐ Yes

☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= Y=

CONTAMINATION IN RIGHT OF WAY:

☐ Yes

☒ No

## DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description ) for all affected properties  
 County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy) . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14' if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

X
X
X
X
X
X
X
X
X
X

Document Number

GROUNDWATER USE RESTRICTION

DOCUMENT# 671831

Recorded

AUG. 19, 2003 AT 10:00AM

Declaration of Restrictions

In Re: **Tract I**

All of that certain tract of parcel of land located in Chippewa Falls, Chippewa County, Wisconsin, and being more particularly described as follows:

*The Northwesternly Thirty-two (32) feet of Lot Ten (10) in Block Ten (10) of Allen's Addition to the City of Chippewa Falls, excepting a passageway Twelve (12) feet wide across the northerly portion of said Lot Ten (10), said passageway to be located anywhere within Thirty-two (32) feet from the rear of said lot, and including all easements of record, all improvements thereon and all appurtenances thereto, and all right, title and interest in and to any and all roadways bounding said property.*

**Tract II**

*The Southeasterly 62.00 feet of Lot 11 and the Southeasterly 62.00 feet of Lot 13, Block 10, Allen's Addition to the City of Chippewa Falls, according to the plat thereof on file and of record in the office of the Register of Deeds in and for the County of Chippewa and State of Wisconsin, together with all rights of the Grantor in that portion of the vacated alley lying between the foregoing described real estate and Lot 8 and Lot 10 of Block 10, Allen's Addition to the City of Chippewa Falls.*

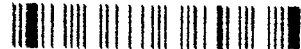
**Tract III**

*All of Lot 9, the Southeast 30 feet of Lot 10 and the Southwest 25 feet of Lot 8, all in Block 10, Allen's Addition to the City of Chippewa Falls, together with easement across the northwesterly 32 feet of Lot 10, described in deed recorded in Vol. 37 of Deeds on page 632 running from Jannette Cobban and Simon C.F. Cobban to Annie Carroll.*

*Marge L. Geissler*

MARGE L. GEISSLER  
REGISTER OF DEEDS  
CHIPPewa COUNTY, WI

Fee Amount: \$15.00



Recording Area

Name and Return Address

Melissa Rollins  
LAND AMERICA NATIONAL Commercial  
services  
4111 Executive Pkwy STE 304  
WESTERVILLE, OH 43081

22808-0613-6006-1009

22808-0613-6006-1010

22808-0613-6006-1011

Parcel Identification Number (PIN)

STATE OF WISCONSIN )

) SS

COUNTY OF Chippewa )

WHEREAS, Speedway SuperAmerica, LLC Is the owner of the above-described property.

WHEREAS, one or more gasoline discharges have occurred at this property. Gasoline-contaminated groundwater above NR 140 enforcement standards existed on this property at the following location(s) on the following date(s): Benzene was detected at a concentration of 5.1 ug/l in a groundwater sample collected from MW-1; and soil contamination existed at the following location(s) on the following dates: Soil samples from confirmatory soil borings CB-1 and CB-2 contained 9.0 mg/kg and 5.2 mg/kg of gasoline range organics, respectively. No other soil contaminants analyzed were detected.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor, to determine what specific prohibitions or requirements are applicable and to obtain Department approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

DOCUMENT# 671831

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16<sup>th</sup>  
day of July, 192003.

By signing this document, Scott Hiser acknowledges that [he/she] is duly authorized to sign this  
document on behalf of Speedway SuperAmerica, LLC.

Signature: Scott Hiser

Printed Name: Scott Hiser

Title: Corporate Environmental Manager

Subscribed and sworn to before me

this 16<sup>th</sup> day of July, 192003

Rhonda L. Blauvelt

Notary Public, State of Ohio

My commission \_\_\_\_\_

**RHONDA L. BLAUVELT  
NOTARY PUBLIC  
COMMISSION EXPIRES  
NOVEMBER 4, 2006**

This document was drafted by the Wisconsin Department of Natural Resources.

Document No.:

98009760

25 436-W1-160

574480

# QUITCLAIM DEED

Loc. No. 4033

DF: 048-017-0101 (O)

048-017-0124 (O)

048-017-0021 (O)

Marge L. Geissler

Jeanne M. Helbert, Deputy

'98 APR 2 AM 10 39

MARGE L. GEISSLER  
RECORDER OF DEEDS  
CHIPPEWA COUNTY WI

KNOW ALL MEN BY THESE PRESENTS, that ASHLAND INC. (f/k/a Ashland Oil, Inc.), a Kentucky corporation, Grantor, whose address is 3460 Blazer Parkway, Lexington, Kentucky 40509, for the consideration of Ten and no/100 Dollars (\$10.00) received to its full satisfaction of SPEEDWAY SUPERAMERICA LLC, a Delaware limited liability company, Grantee, whose TAX MAILING ADDRESS is c/o Property Tax Records, 539 South Main Street, Findlay, Ohio 45840, hereby quitclaims to said Grantee the following described real estate in the County of Chippewa and State of Wisconsin, to wit:

SEE EXHIBIT A attached hereto and made a part hereof.

This is not homestead property.

TO HAVE AND TO HOLD the same, together with all rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever.

Grantor does further quitclaim to Grantee, all of Grantor's right, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting to the above described lands.

This conveyance has been authorized by Resolution of the Board of Directors of Grantor and the individual signing on behalf of Grantor has been authorized to do so.

1400 pcd  
# 02407.  
Lawyers Title Insurance Corporation  
PO Box 27567  
Richmond, Virginia 23286-8812

AFTER RECORDING MAIL TO:

Marathon Ashland Petroleum LLC  
c/o Corporate Real Estate Department  
P. O. Box 14008  
Lexington, Kentucky 40512

Parcel Identification No:

22808-0613-6006-1009

22808-0613-6006-1010

22808-0613-6006-1011

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto signed by its proper and duly authorized corporate officer effective this 9<sup>th</sup> day of December, 1997.

TRANSFER

FEE

831.30

Grantor:

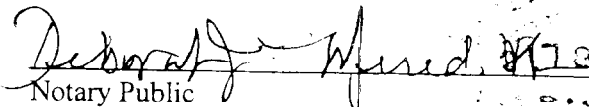
ASHLAND INC., a Kentucky corporation

By: 

COMMONWEALTH OF KENTUCKY )  
 ) SS  
COUNTY OF FAYETTE )

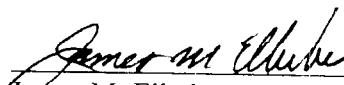
BEFORE ME, a Notary Public in and for said Commonwealth of Kentucky personally appeared the above named Ashland Inc., a Kentucky corporation, by John F. Pettus, its Senior Vice President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Lexington, Kentucky, this 9th day of December, 1997.

  
Notary Public

My Commission Expires: \_\_\_\_\_  
DEBORAH J. MEREDITH  
My commission expires October 16, 1999

This Instrument Prepared by:

  
James M. Ellerbe, Attorney  
P. O. Box 14008  
Lexington, Kentucky 40512

DF #048-017-0101 (O)  
#048-017-0124 (O)  
#048-017-0021 (O)  
SA #4033

## EXHIBIT A

### TRACT I

All of that certain tract or parcel of land located in Chippewa Falls, Chippewa County, Wisconsin, and being more particularly described as follows:

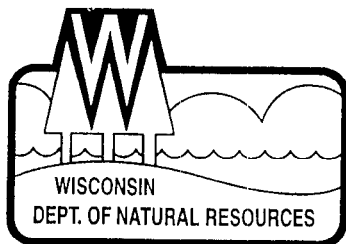
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## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Scott Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY 715-839-2786

September 17, 2003

Mr. Keith Hughes  
Speedway SuperAmerica LLC  
P.O. Box 1500  
Springfield, OH 45501

SUBJECT: Final Case Closure By Closure Committee for the Speedway  
SuperAmerica LLC #4033 Site Located at 501 North Bridge Street,  
Chippewa Falls, WI  
WDNR BRRTS #: 03-09-000294

Dear Mr. Hughes:

On August 21, 1996 your site as described above was reviewed for closure by the West Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 21, 1996, you were notified that the Closure Committee had granted conditional closure to this case.

On September 15, 2003, the Department received correspondence indicating that you have complied with the conditions of closure. Due to Enforcement Standard exceedances on this property a groundwater use restriction was a condition of final closure. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If this is a PECFA site, section 101.143, Wis. Stats. requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.



Please be aware that this case may be reopened pursuant to s. NR726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment.

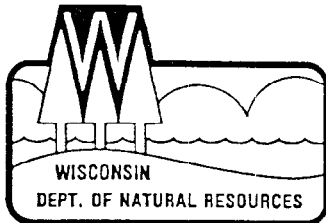
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-839-3775.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Grump". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John R. Grump  
Hydrogeologist

cc: Bill Evans  
Jacques Chasse', DPRA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Donald R. Winter, District Director

Western District Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, WI 54702-4001  
TELEPHONE 715-839-3700  
FAX 715-839-6076/1605  
TTY 715-839-2786

August 21, 1996

Site Ref: LUST Case #294.WD  
Chippewa County

Mr. Andrew Vikman  
SuperAmerica Group  
3499 Dabney Drive (LB-4)  
Lexington, KY 40509

SUBJECT: Groundwater Sample Result from SuperAmerica Store  
No. 4033, Chippewa Falls, WI

Dear Mr. Vikman:

This letter concerns the latest groundwater sample result from monitoring well MW-1 at the above-captioned site. Closure of this site was contingent on these data not exceeding the enforcement standards (ES). The benzene level in MW-1 continues to exceed the ES. Consequently, this site cannot be closed.

This department is currently revising NR 700 to allow for closure at sites where ESs are exceeded but do not cross the property boundary. Legislative approval of these revisions is expected in late October 1996. We will not require any further action at this site pending the approval of the closure flexibility revisions.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,

John R. Grump  
Hydrogeologist

JRG/ah

c: Bill Evans  
Lynn Kelley, DPRA

*Paul Meyer - DPRA*

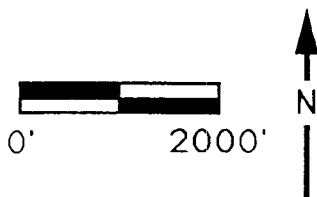
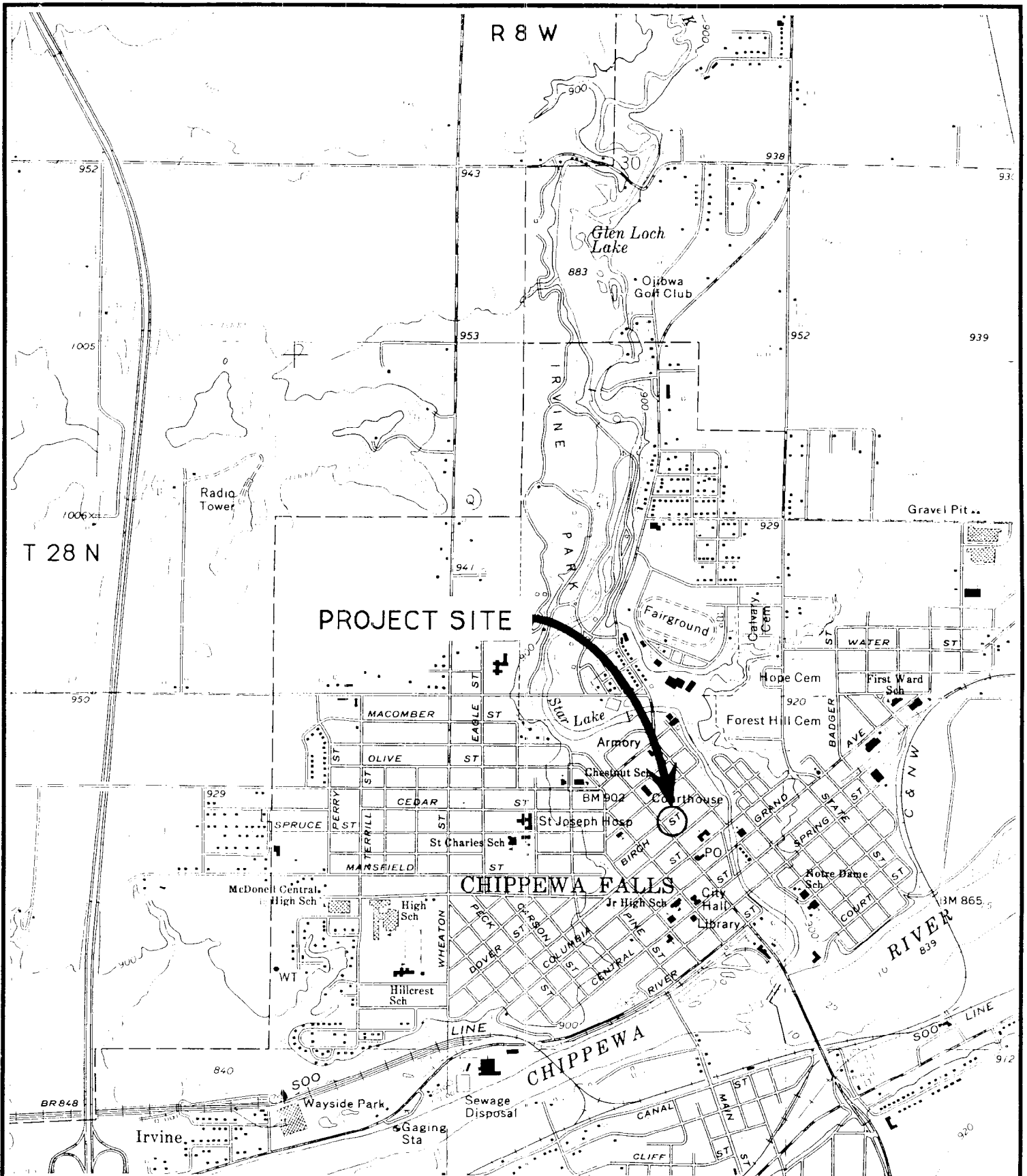


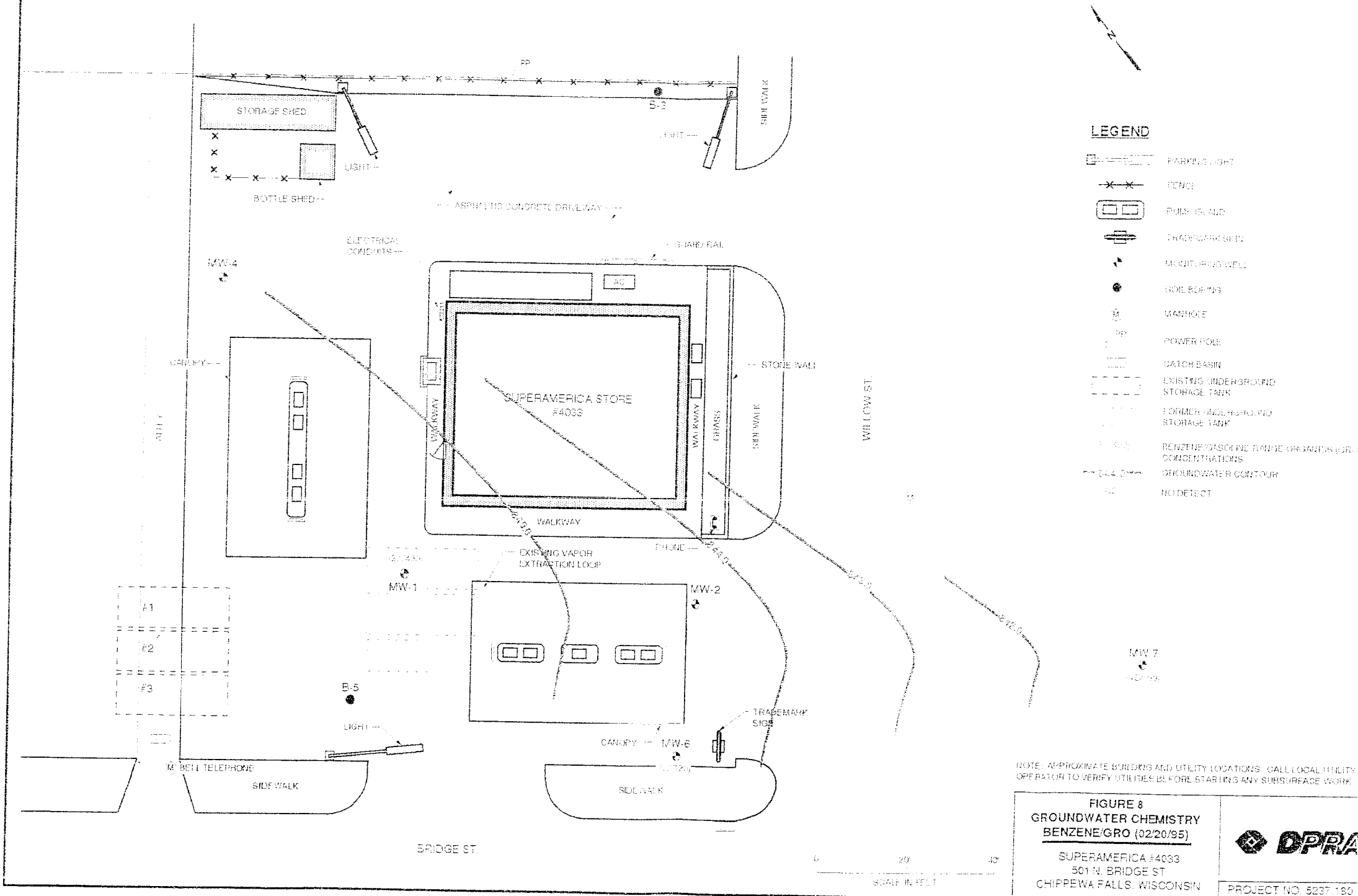
FIGURE 1  
SITE LOCATION MAP

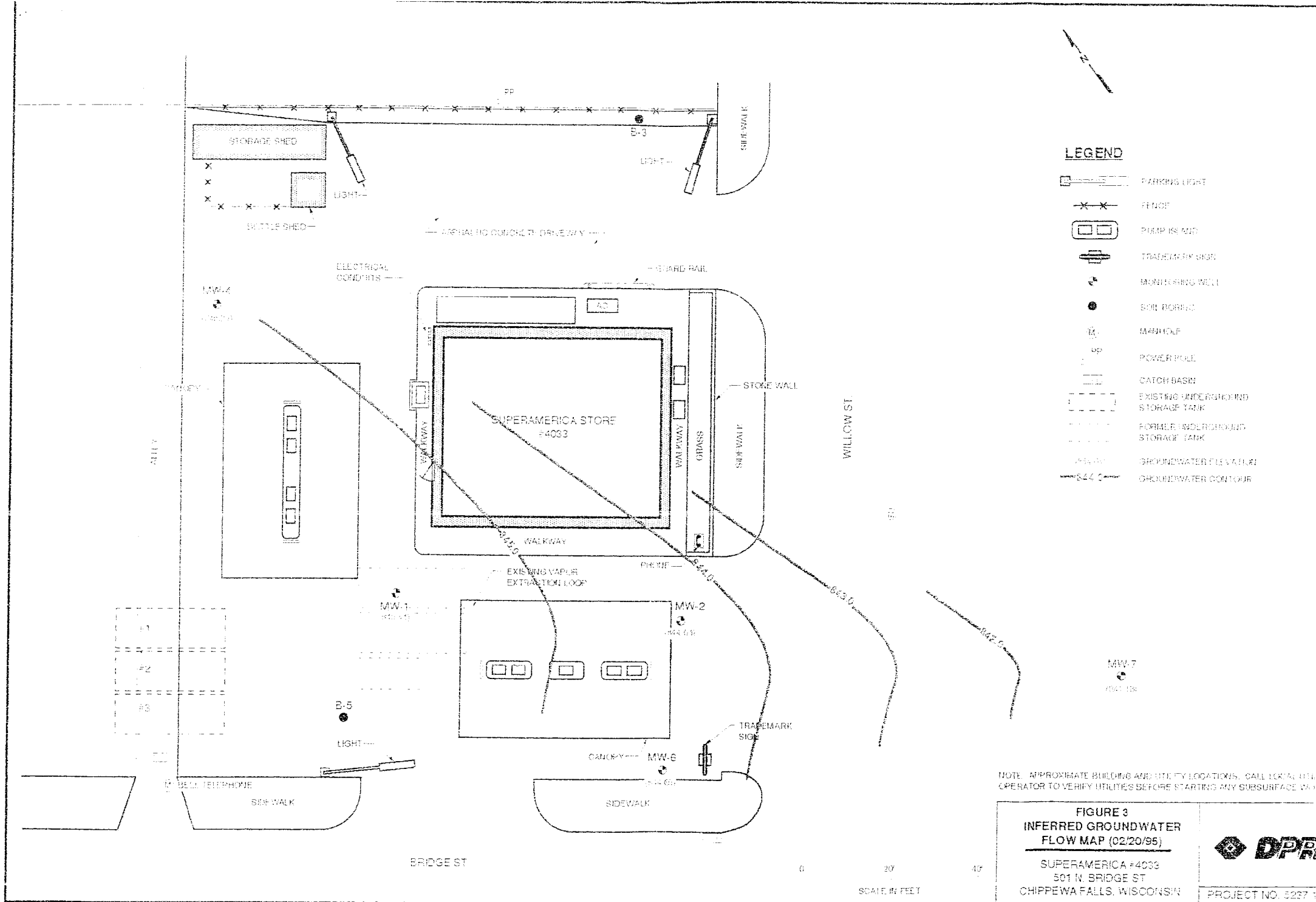
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SUPERAMERICA # 4033  
501 N. BRIDGE ST.  
CHIPPEEWA FALLS, WISCONSIN



PROJECT NO. 5237.018





# Groundwater Elevation vs. Time

## SuperAmerica Store No. 4033

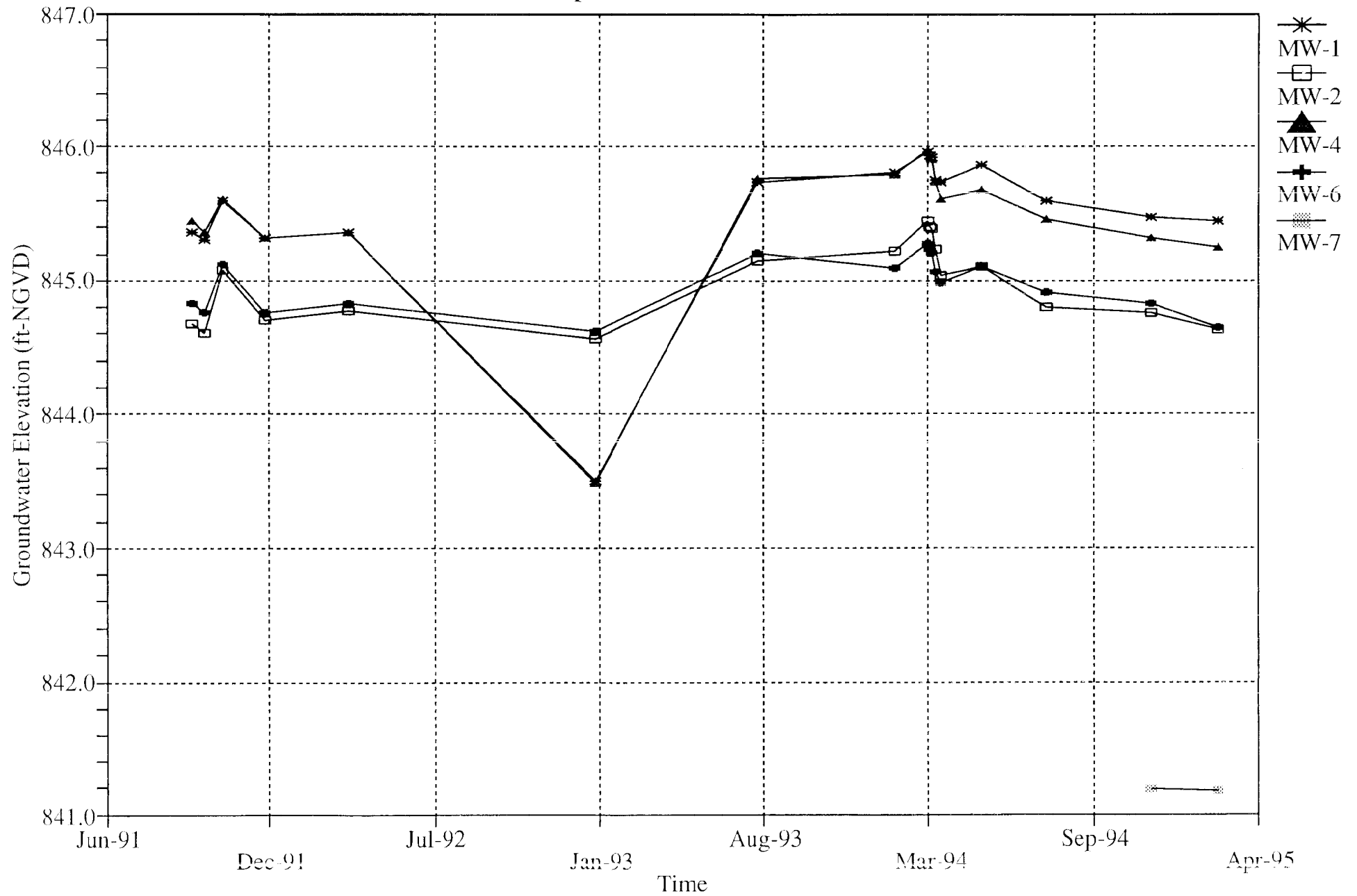


Figure 4

TABLE 1  
GROUNDWATER ELEVATIONS  
SuperAmerica Store No. 4033  
501 N. Bridge Street  
Chippewa Falls, Wisconsin

DATE	MONITORING WELLS AND TOC (ft-NGV)				
	MW-1	MW-2	MW-4	MW-6	MW-7
MEASURE	854.84	854.41	853.91	856.86	856.38
24-Sep-91	845.36	844.68	845.45	844.82	
08-Oct-91	845.30	844.61	845.37	844.76	
01-Nov-91	845.60	845.09	845.62	845.13	
23-Dec-91	845.33	844.70	845.33	844.76	
31-Mar-92	845.36	844.77	845.37	844.83	
26-Jan-93	843.50	844.56	843.49	844.63	
13-May-93	845.43	844.94	845.52	845.02	
12-Aug-93	845.73	845.16	845.76	845.21	
25-Jan-94	845.80	845.22	845.80	845.10	
08-Mar-94	845.96	845.45	845.98	845.27	
09-Mar-94	845.94	845.41	845.94	845.23	
10-Mar-94	845.92	845.39	845.91	845.21	
15-Mar-94	845.75	845.24	845.73	845.06	
22-Mar-94	845.73	845.03	845.61	844.98	
09-May-94	845.87	845.11	845.68	845.11	
27-Jul-94	845.60	844.80	845.46	844.91	
30-Aug-94	845.61	844.87	845.54	844.96	841.24
02-Dec-94	845.47	844.76	845.33	844.82	841.19
20-Feb-95	845.44	844.64	845.25	844.65	841.18

TABLE 2										
GROUNDWATER CHEMISTRY										
SuperAmerica No. 4033										
501 North Bridge St.										
Chippewa Falls, Wisc.										
WELL I.D.	SAMPLING DATE	ANALYTES (ug/l)								
		BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	MTBE	1,2,4- TMB	1,3,5- TMB	GRO	
MW-1	24-Sep-91	69	180	150	1300	37	1300	550	20000	
	23-Dec-91	80	93	140	720	ND	910	350	15000	
	31-Mar-92	63	120	66	600	ND	65	210	5200	
	26-Jan-93	100	ND	130	700	54	340	140	4700	
	13-May-93	53	14	86	230	31	190	83	3900	
	12-Aug-93	30	5	45	100	30	79	33	1500	
	25-Jan-94	28	23	92	260	ND	130	54	2100	
	09-May-94	7	2.9	26	77	ND	42	18	860	
	30-Aug-94	7.6	7.2	28	66	ND	33	12	650	
	02-Dec-94	15	26	51	200	ND	130	45	1900	
MW-2	20-Feb-95	2.3	1.3	4.8	20	5.2	24	9.5	430	
	24-Sep-91	ND	ND	ND	ND	ND	ND	ND	ND	
	23-Dec-91	ND	ND	ND	ND	ND	ND	ND	10	
	31-Mar-92	ND	ND	ND	ND	ND	ND	ND	ND	
	26-Jan-93	ND	ND	ND	ND	ND	ND	ND	33	
	13-May-93	ND	ND	ND	18	ND	5	ND	140	
	12-Aug-93	ND	ND	ND	ND	ND	ND	ND	37	
	25-Jan-94	ND	ND	ND	ND	ND	ND	ND	ND	
	09-May-94	ND	ND	ND	ND	ND	ND	ND	30	
	30-Aug-94	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4	24-Sep-91	ND	ND	ND	ND	ND	ND	ND	ND	
	23-Dec-91	ND	ND	ND	ND	ND	ND	ND	ND	
	31-Mar-92	ND	ND	ND	ND	ND	ND	ND	ND	
	26-Jan-93	ND	ND	ND	ND	ND	ND	ND	ND	
	13-May-93	ND	ND	ND	ND	ND	ND	ND	ND	
	12-Aug-93	ND	ND	ND	ND	ND	ND	ND	ND	
	25-Jan-94	ND	ND	ND	ND	ND	ND	ND	ND	
	09-May-94	ND	ND	ND	ND	ND	ND	ND	ND	
	30-Aug-94	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6	24-Sep-91	2	4	40	87	ND	150	80	2300	
	23-Dec-91	ND	ND	38	27	ND	62	10	570	
	31-Mar-92	ND	ND	21	28	ND	27	5	180	
	26-Jan-93	ND	ND	20	7	10	70	15	43	
	13-May-93	ND	ND	45	90	ND	240	56	1500	
	12-Aug-93	ND	ND	12	ND	7	75	24	470	
	25-Jan-94	ND	1.4	13	18	ND	290	77	1300	
	09-May-94	ND	ND	12	12	4	120	29	730	
	30-Aug-94	ND	ND	ND	ND	ND	22	1.7	190	
	02-Dec-94	ND	ND	2.7	ND	ND	59	9.2	350	
MW-7	20-Feb-95	ND	ND	ND	3.8	1.5	12	ND	120	
	30-Aug-94	1.6	11	14	44	ND	200	57	2400	
	02-Dec-94	ND	ND	ND	ND	ND	ND	ND	160	
	20-Feb-95	ND	ND	ND	ND	3.8	ND	ND	150	

GRO = Gasoline Range Organics

MTBE = Methyl-Tert-Butyl-Ether

ug/l = micrograms per liter which is equivalent to parts per billion (ppb)

ND = Analyzed but not detected above the method detection limits

NA = Compound not analyzed